

ADDRESS OF GRANTEE: 1436 Sequoia Trail
Alabaster, Alabama 35007

Telephone 205-663-1130

This instrument was prepared by

1479



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

(Name) DANIEL M. SPITLER

Attorney at Law

(Address) 1972 Chandalar Office Park

Pelham, Alabama 35124

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Nine Thousand Eight Hundred and No/100 (\$79,800.00) DOLLARS

to the undersigned grantor, **Gross Building Company, Inc.** a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Alonzo H. Evans and Margaret A. Evans

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit:

Lot 24, according to Navajo Hills, 7th Sector, as recorded in Map Book 7
Page 95 in the Probate Office of Shelby County, Alabama; being situated
in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements and restrictions of record.

\$45,000.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

BOOK 349 PAGE 638

SHIRLEY A. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED
MTB. 435-861
1983 AUG 31 AM 8:43

deed tax - 35.00
Rec 1.50
Ind. 1.09
37.50

Thomas A. Jones, Jr.
JUDGE OF PROBATE

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of August 19 83.

ATTEST:

GROSS BUILDING COMPANY, INC.

By *Alvin Gross*
ALVIN GROSS

President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned

a Notary Public in and for said County in said

State, hereby certify that **Alvin Gross**
whose name as President of

Gross Building Company, Inc.

a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 26th day of August

19 83.

Daniel M. Spitler
Form ALA-33

Daniel M. Spitler
Notary Public